101.0	0001	0002.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,178,600 / 1,178,600
					USE VALUE:	1,178,600 / 1,178,600
					ASSESSED:	1,178,600 / 1,178,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		OLDHAM RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SAUNDERS CHRISTOPHER H &
Owner 2:	SAUNDERS ELIZABETH A
Owner 3:	
Street 1:	45 OLDHAM ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TALANIAN GAAR E & LORI -
Owner 2:	-
Street 1:	45 OLDHAM ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 12,432 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1955, having primarily Clapboard Exterior and 3628 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12432.000	623,500		555,100	1,178,600
Total Card	0.285	623,500		555,100	1,178,600
Total Parcel	0.285	623,500		555,100	1,178,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 324.86 | /Parcel: 324.8

Legal Description

User Acct 64913

GIS Ref

GIS Ref

Insp Date 07/22/15

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 101.0-0001-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	623,500	0	12,432.	555,100	1,178,600	1,178,600	Year End Roll	12/18/2019
2019	101	FV	466,300	0	12,432.	555,100	1,021,400	1,021,400	Year End Roll	1/3/2019
2018	101	FV	466,300	0	12,432.	475,800	942,100	942,100	Year End Roll	12/20/2017
2017	101	FV	466,300	0	12,432.	444,100	910,400	910,400	Year End Roll	1/3/2017
2016	101	FV	466,300	0	12,432.	380,600	846,900	846,900	Year End	1/4/2016
2015	101	FV	352,900	0	12,432.	341,000	693,900	693,900	Year End Roll	12/11/2014
2014	101	FV	352,900	0	12,432.	315,600	668,500	668,500	Year End Roll	12/16/2013
2013	101	FV	352,900	0	12,432.	300,900	653,800	653,800		12/13/2012

!8068!

PRINT

Date	Time
12/10/20	22:39:27

LAST REV

Date	Time
06/20/18	08:59:31

danam

8068

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TALANIAN GAAR E	1470-59		5/1/2015		1,075,000	No	No		
	1125-53		4/15/1994		210,000	No	No		Y

USER DEFINED

Prior Id # 1:	64913
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/4/2018	553	Addition	40,000	C				
4/26/2018	497	Porch	400	C				
4/24/1998	231	Addition	90,000					ADD 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
4/29/2016	Sales Review	PT	Paul T
7/22/2015	Meas/Inspect	PC	PHIL C
6/10/2009	Measured	189	PATRIOT
11/9/1999	Mailer Sent		
10/25/1999	Measured	256	PATRIOT
7/30/1998		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12432		Sq. Ft.	Site		0	70.	0.64	4									555,074						555,100	

Total AC/HA: 0.28540 | Total SF/SM: 12432 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 555,074 | Spl Credit | Total: 555,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	4	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.08174336
Const Adj.:	0.99989998
Adj $ / SQ:	135.204
Other Features:	141500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	653555
Depreciation:	30064
Depreciated Total:	623491

COMMENTS

BK; 854 PG; 19 22 223355 646-2443.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	4	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

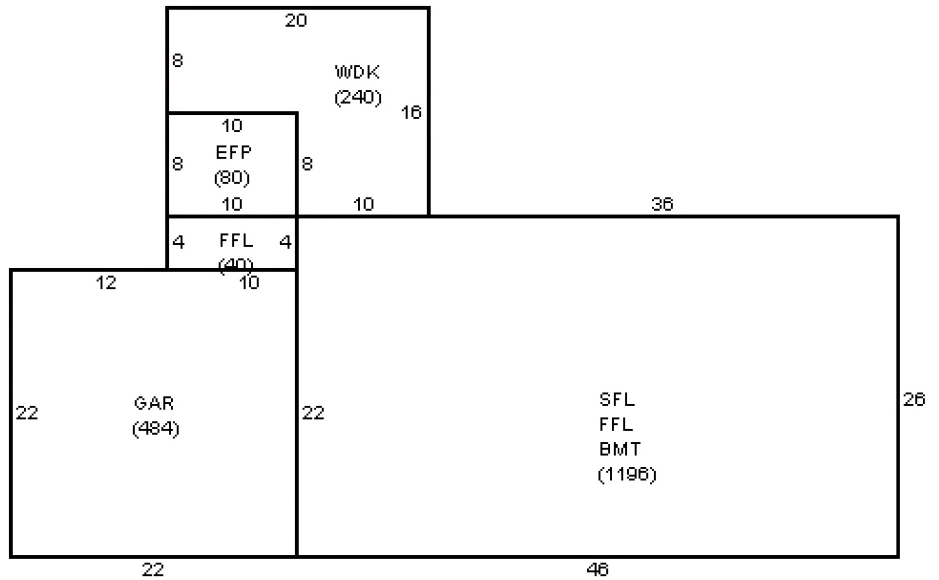
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	148.72
Special Features:	0	Val/Su Net:	140.68
Final Total:	623500	Val/Su SzAd	256.37

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,236	135.200	167,113
BMT	Basement	1,196	89.230	106,725
SFL	Second Floor	1,196	135.200	161,704
GAR	Garage	484	20.160	9,759
WDK	Deck	240	10.170	2,440
EFP	Enclos Porch	80	61.250	4,900

Net Sketched Area:	4,432			Total:	452,641
Size Ad	2432	Gross Are	4432	FinArea	3628

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

101.0-0001-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	